



## **DISTRICT 6 PLAN IMPLEMENTATION COMMITTEE MEETING**

**Monday, February 23, 2015 -- 5:30 p.m. to 7:00 p.m.**

**Woodward Park Library Meeting Room**

944 East Perrin Avenue, Fresno, CA 93720

(This is the meeting room located just inside the Library building's main entrance doors.)

### ***AGENDA***

- 1. ROLL CALL**
- 2. APPROVAL OF AGENDA AND MINUTES OF PRIOR MEETING**
- 3. PROJECT REVIEW – CONTINUED MATTERS [none]**
- 4. PROJECT REVIEW – NEW MATTERS**
  - a. Site Plan Review (SPR) Application No. -15-019** is a major revised exhibit filed by Jared Paniagua of Valley Unique Electric on behalf of Fort Washington Country Club and property owner Fort Washington Golf Club. The application pertains to the parking lot of the 119-acre facility located at 10272 North Millbrook Avenue (APN 577-010-16S), which lies on the east side of N. Millbrook Avenue north of the East Behymer Avenue alignment. The application proposes installation of five carport structures with roof-mounted photovoltaic solar panels. The property is planned for Open Space/ Golf Course use in the Fresno General Plan (2014) and is zoned AE-20/UGM (*Exclusive Twenty Acre Agricultural District/UGM Area*).
  - b. Alcoholic Beverage Conditional Use Permit (ABCUP) Application No. C-15-012**, filed by Nick Yovino, Jr. on behalf of Sun Bo Choi of KJ Choi LLC (dba Wassabi) and property owner En Passant Investments LLC. This application pertains to 2920 East Nees Avenue, a currently vacant stand-alone building 7,808 sq. ft. in size located on a 0.59-acre parcel (APN 403-770-22S) fronting Nees Avenue within the existing 4.4± acre Montecito Shopping Center on the northwest corner of E. Nees and North Willow Avenues. The application requests authorization to establish a State of California Alcoholic Beverage Control Type 47 license (*Restaurant – beer, wine, and distilled spirits for consumption on the licenses premises*) for a proposed new Wassabi Restaurant. The site is planned for Community Commercial use in the Fresno General Plan (2014 update), and is zoned C-2/UGM/cz (*Community Shopping Center District/Urban Growth Management Are/conditions of zoning*).
  - c. ABCUP Application No. C-15-016**, filed by Marisa Sigala on behalf of Lance-Kashian and Company and property owner River Park Properties III. This application pertains to 212 East River Park Circle, a 1.92± acre portion of

*(continued)*

an overall 21.8-acre commercial (office and retail) development, the Village at River Park (APN 402-750-29), which lies on the east corner of Freeway 41 and North Friant Road. This application requests authorization for the proposed 30,000 sq. ft. Dave & Buster's Family Restaurant Game and Entertainment Center to operate with a State of California Alcoholic Beverage Control Type 47 license (*Restaurant – sale of beer, wine and distilled spirits for consumption on the premises*). The property is planned for Office Commercial use in the Fresno General Plan (2014) and is zoned C-P/UGM/cz (*Administrative and Office Commercial District/UGM Area/conditions of zoning*). At the January 12, 2015 meeting, the District 6 Committee previously recommended approval of related CUP Application No. C-14-151 and Text Amendment Application No. 14-003 which seek to permit a Family Restaurant Game and Entertainment Center at the subject property.

- d. **CUP Application No. 15-020** was filed by Randy Bell on behalf of the City of Fresno Public Works Department (he also represents the City of Fresno PARCS Department as property owner). The application pertains to 0.94± acres of vacant property located at 2977 East Shepherd Avenue (APN 403-050-66 and a portion of 403-050-66) on the southwest corner of E. Shepherd and North Willow Avenues. This site is in the unincorporated portion of the City of Fresno's Sphere of Influence. The application proposes construction of a Park & Ride lot with 61 parking stalls, lighting, and landscaping to provide a parking area for users of the Sugar Pine Trail. The facility is proposed to be open 7 days a week, 24 hours/day. The Fresno General Plan (2014) designates this property for Business Park use. Its Fresno County zoning is AL-20 (*Limited Agricultural District, 20-Acre Minimum Parcel Size*).

## 5. **UNSCHEDULED MATTERS**

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

## 6. **INFORMATIONAL ITEMS**

## 7. **ADJOURNMENT**

**BELOW IS THE LINK TO THE FULL AGENDA MATERIALS IN PDF FORMAT:**

<http://m3.fresno.gov/upload/files/26819888/2015-02-23D.6fullAgenda.pdf>